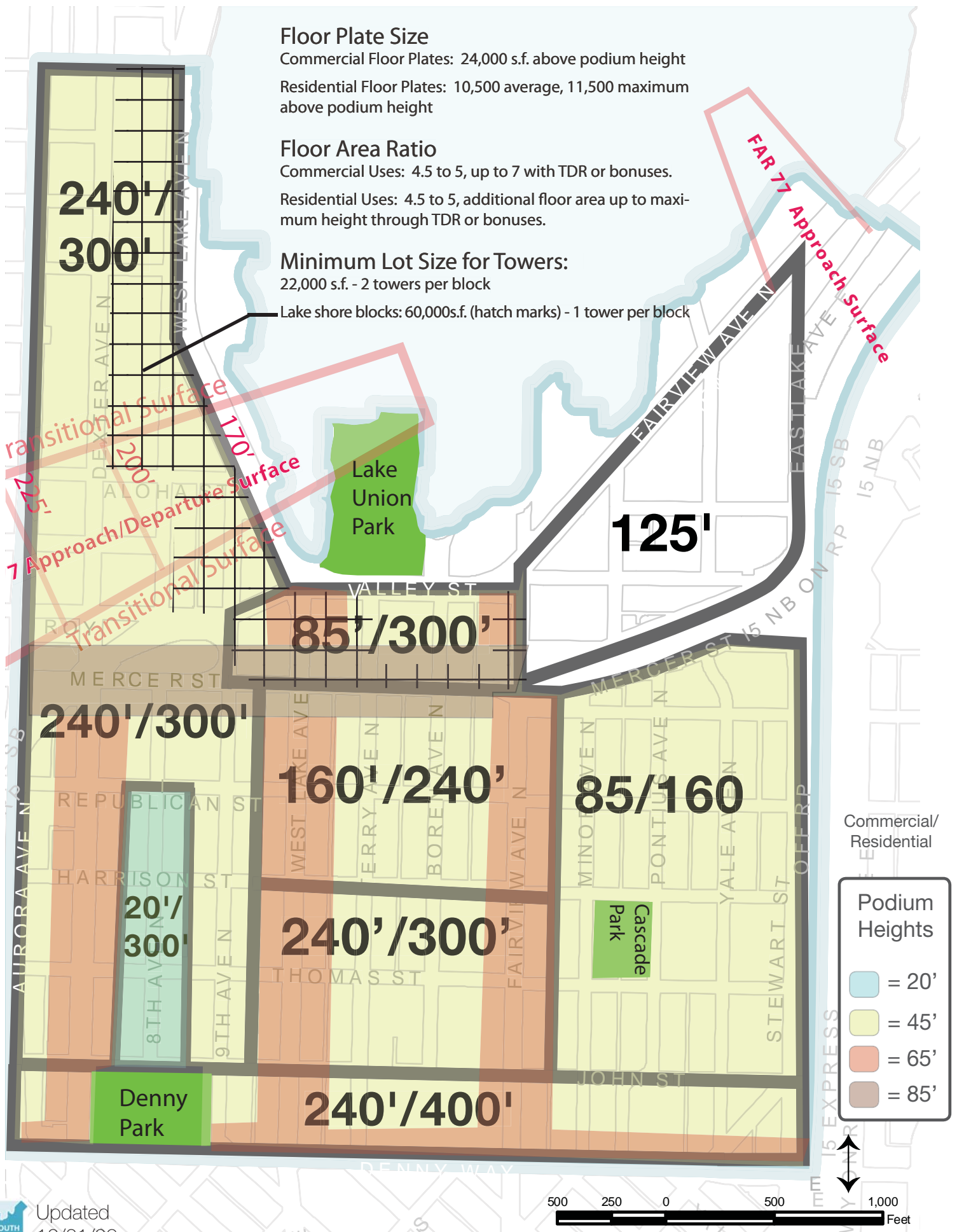


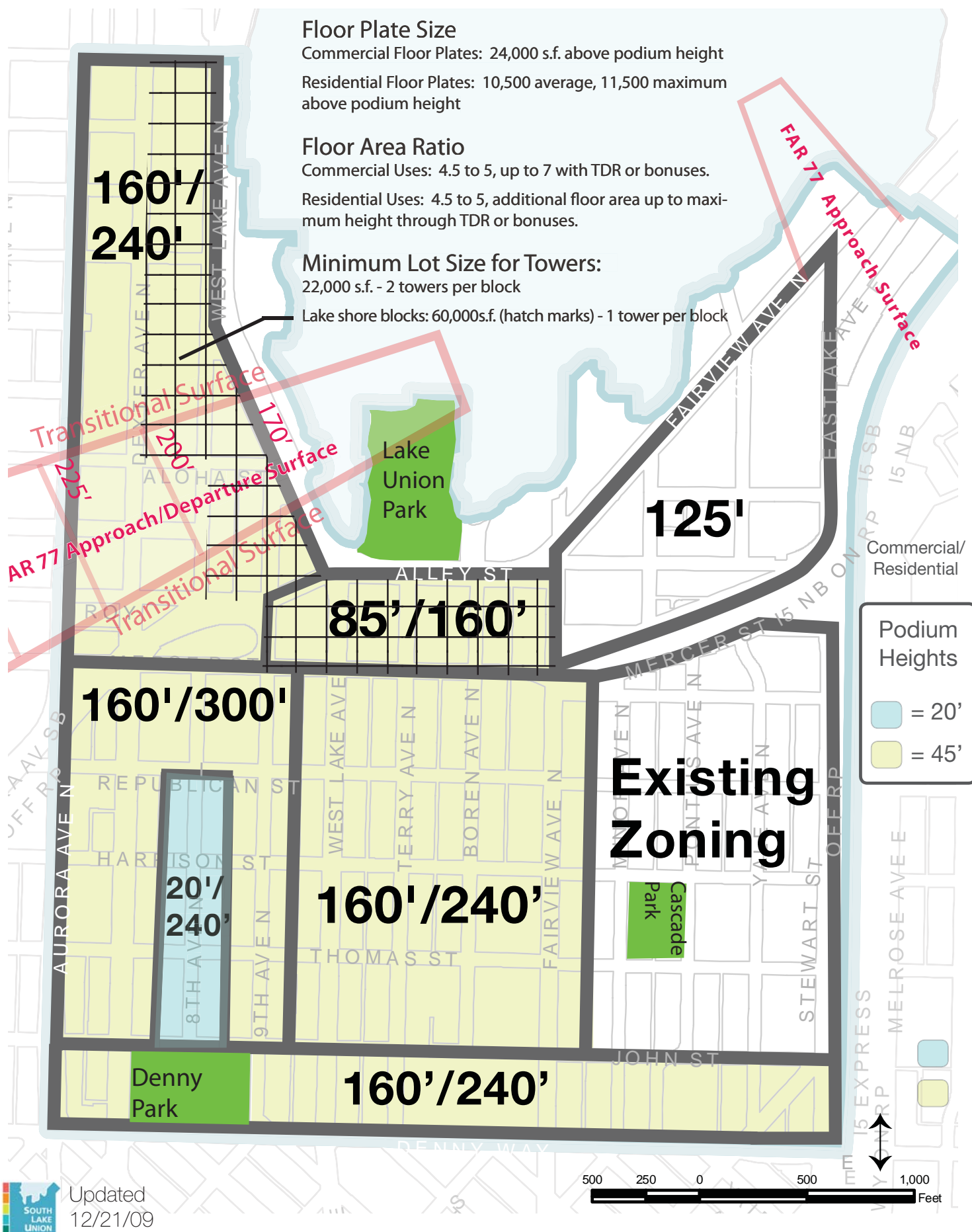
ATTACHMENT B

SOUTH LAKE UNION HEIGHT AND DENSITY EIS RFP

ALTERNATIVE # 1



ALTERNATIVE #2



ALTERNATIVE #3

Floor Plate Size

Commercial Floor Plates: 24,000 s.f. above podium height

Residential Floor Plates: 10,500 average, 11,500 maximum above podium height

Floor Area Ratio

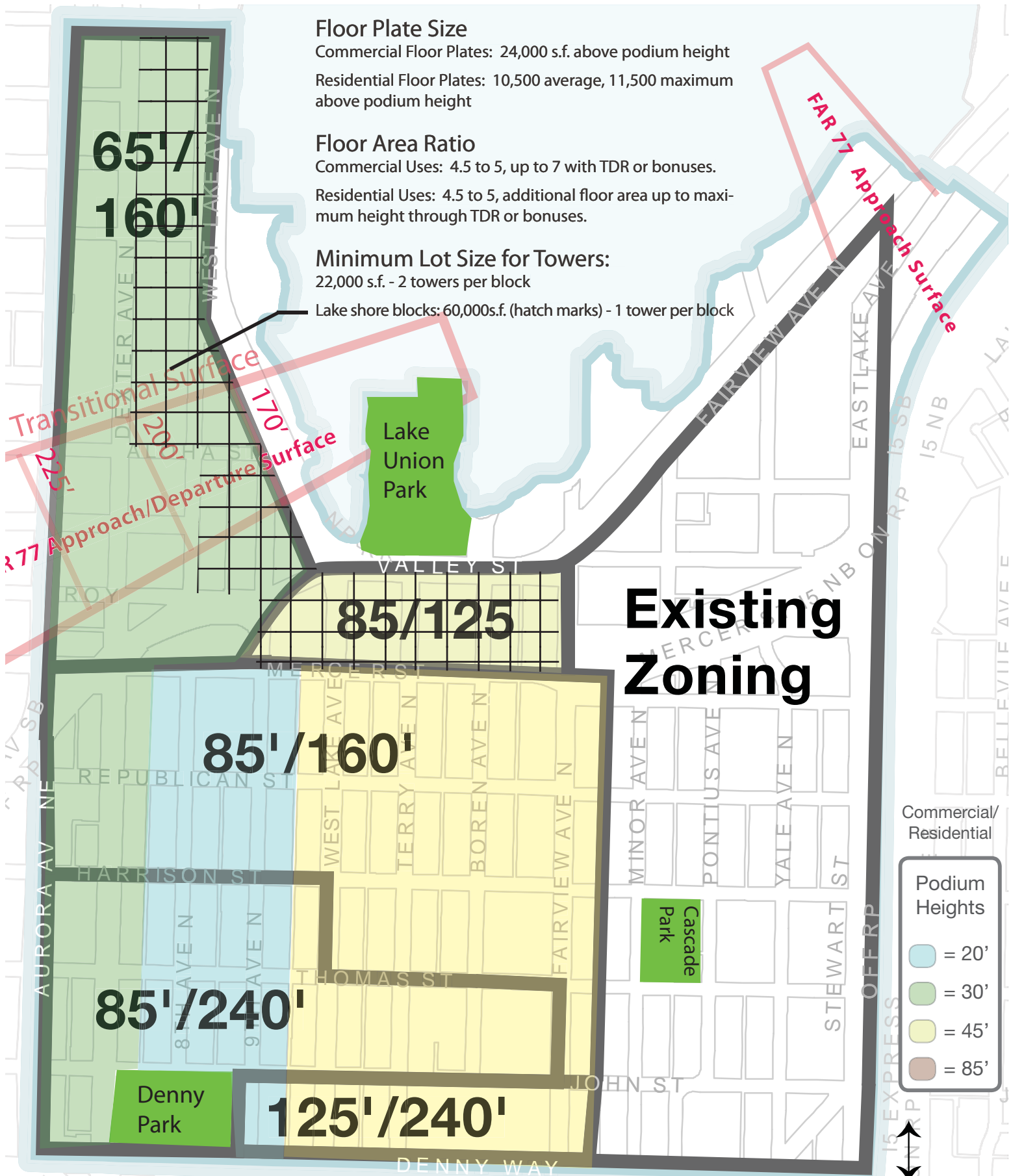
Commercial Uses: 4.5 to 5, up to 7 with TDR or bonuses.

Residential Uses: 4.5 to 5, additional floor area up to maximum height through TDR or bonuses.

Minimum Lot Size for Towers:

22,000 s.f. - 2 towers per block

Lake shore blocks: 60,000s.f. (hatch marks) - 1 tower per block



Existing Zoning

Commercial/
Residential

Podium
Heights

- 20'
- 30'
- 45'
- 85'



Updated
12/21/09

500 250 0 500 1,000
Feet